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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



30 ARBOUR RIDGE Park NW, Calgary, Alberta, T3G 4C4, Canada

MLS®# C3616710



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Property Value	\$499,900
Type	House
Style	2 Storey
Basement	Part
Parking	Double Garage Attached
Year Built	1997
Taxes	2794
Living Area	1,980.58 sq.ft.
Lot Frontage	42.39 ft
Lot Depth	109.65 ft
Lot Size Area	4,811.47 sq.ft.
Bedrooms	4
Bathrooms	2 full

Description

An exceptional family home conveniently located on a quiet crescent steps away from a park - featuring 3 roomy bedrooms on the upper level, the Master with a relaxing en-suite and corner deep soaker tub and a massive bonus room with vaulted ceiling, corner gas fireplace and loads of light. The main level invites you into the roomy and bright great room complete with hutch cut-out, a family sized kitchen with large center island and adjacent spacious dining area, the massive windows overlooking the SW facing rear yard allowing for comfortable, warm summer evenings. Unlike most other homes, the rear yard backs onto the large empty expanses of the rear yards behind and not directly onto the neighboring homes. The lower level offers a 4th bedroom and ample space to complete to your satisfaction. The larger than normal double attached garage allows for additional storage. Lake access allows for a great home to raise your family, shopping is seconds away as are major transportation corridors & the LRT



